085.0	0006	0016.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 711,600 / 711,600
					USE VALUE: 711,600 / 711,600
					ASSESSED: 711,600 / 711,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OSTWALD JOHN A
Owner 2:	
Owner 3:	
Street 1:	19 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOREY MAUREEN B/TRS -
Owner 2:	MOREY NOMINEE TRUST -
Street 1:	19 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,750 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Aluminum Exterior and 1804 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6750.000	275,900		435,700	711,600
Total Card	0.155	275,900		435,700	711,600
Total Parcel	0.155	275,900		435,700	711,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.56 | /Parcel: 394.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 54078
GIS Ref
GIS Ref
Insp Date 08/30/18

PREVIOUS ASSESSMENT

Parcel ID 085.0-0006-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,000	0	6,750.	435,800	711,800	711,800	Year End Roll	12/18/2019
2019	101	FV	216,500	0	6,750.	429,500	646,000	646,000	Year End Roll	1/3/2019
2018	101	FV	220,400	0	6,750.	329,900	550,300	550,300	Year End Roll	12/20/2017
2017	101	FV	220,400	0	6,750.	311,300	531,700	531,700	Year End Roll	1/3/2017
2016	101	FV	220,400	0	6,750.	286,400	506,800	506,800	Year End	1/4/2016
2015	101	FV	207,800	0	6,750.	267,700	475,500	475,500	Year End Roll	12/11/2014
2014	101	FV	207,800	0	6,750.	246,500	454,300	454,300	Year End Roll	12/16/2013
2013	101	FV	207,800	0	6,750.	246,500	454,300	454,300		12/13/2012

!6978!

PRINT

Date	Time
12/10/20	21:40:11

LAST REV

Date	Time
09/11/18	11:38:28

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6978

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOREY MAUREEN B	62834-429		10/25/2013		525,000	No	No		
MOREY ROBERT E-	36442-61		9/18/2002	Family	1	No	No		
	13725-636		6/1/1979		49,450	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2011	728	Re-Roof	3,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS&NOTICE	BS	Barbara S
3/4/2009	Measured	372	PATRIOT
12/5/2008	Meas/Inspect	189	PATRIOT
3/25/2000	Inspected	201	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	54078
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6750		Sq. Ft.	Site		0	70.	0.92	6									435,749						435,700	

Total AC/HA: 0.15496 | Total SF/SM: 6750 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 435,749 | Spl Credit | Total: 435,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	1 - Wood Shingl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23218513
Const Adj.:	0.98990101
Adj $ / SQ:	158.566
Other Features:	73200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399913
Depreciation:	123973
Depreciated Total:	275940

COMMENTS

50% LEDGE IN BMT APPROX 12X21.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 2		Baths: 1					HB 1		

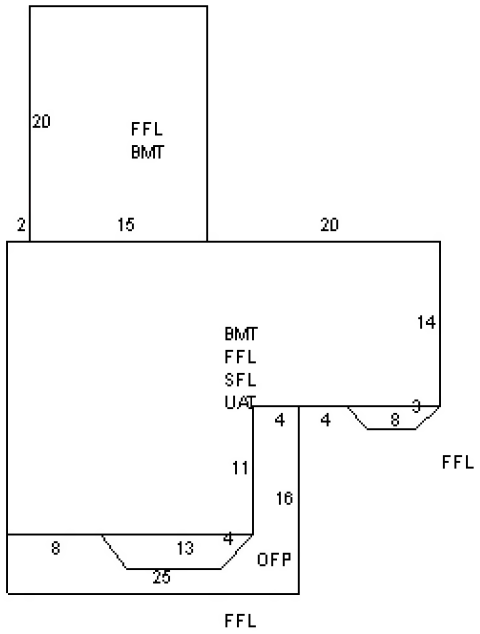
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,092	158.570	173,154
SFL	Second Floor	712	158.570	112,828
BMT	Basement	525	47.570	24,950
UAT	Upper Attic	187	63.430	11,877
OFP	Open Porch	139	28.080	3,904
	Net Sketched Area:	2,654	Total:	326,713
Size Ad	1803.5499	Gross Are	3778	FinArea 1804

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50				
SFL	95				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.57
Special Features:	0	Val/Su Net:	103.96
Final Total:	275900	Val/Su SzAd	152.98

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0006-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	